

013.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

916,400 / 916,400

USE VALUE:

916,400 / 916,400

ASSESSED:

916,400 / 916,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72-74		MARGARET ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CAROLINA VINCENZA/ TRUSTEE	
Owner 2: 72-74 MARGARET ST REALTY TRUST	
Owner 3:	

Street 1: 72-74 MARGARET STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CAROLINA VINCENZA -

Owner 2: -

Street 1: 72-74 MARGARET STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,517 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2396 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5517		Sq. Ft.	Site		0	80.	1.06	1									468,407						468,400	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							10026
							GIS Ref
							GIS Ref
							Insp Date
							03/21/18

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	SCUTTLE HOLE.. 2ND FLR INFO FROM OWNER.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	LT GREEN			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1927	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	1	6	2	1								
Sec Int Wall:	8 - Plyw Panel	10%		Economic:			%	1	5	2	1								
Partition:	T - Typical			Special:			%												
Prim Floors:	3 - Hardwood			Override:			%												
Sec Floors:	4 - Carpet	40%		Total:	26.4	%		<b>Totals</b>				2	11	4					
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>Sub Area</b>				<b>Sub Area Detail</b>			
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.08823037														
Electric:	3 - Typical			Const Adj.:	0.97221637														
Insulation:	2 - Typical			Adj \$ / SQ:	179.859														
Int vs Ext:	S			Other Features:	101500														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO			Adj Total:	599684														
% Com Wall				Depreciation:	158317														
				Depreciated Total:	441368														
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 013.0-0001-0018.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X21	A	AV	1927	20.95	T	40	104			5,300		5,300		
19	Patio	D	Y	1	7X20	A	AV	2016	4.93	T	5	104			700		700		
19	Patio	D	Y	1	6X21	A	AV	2016	5.23	T	5	104			600		600		
More: N	Total Yard Items:	6,600		Total Special Features:					Total:	6,600		<b>AssessPro Patriot Properties, Inc</b>							